

ZON04-00046



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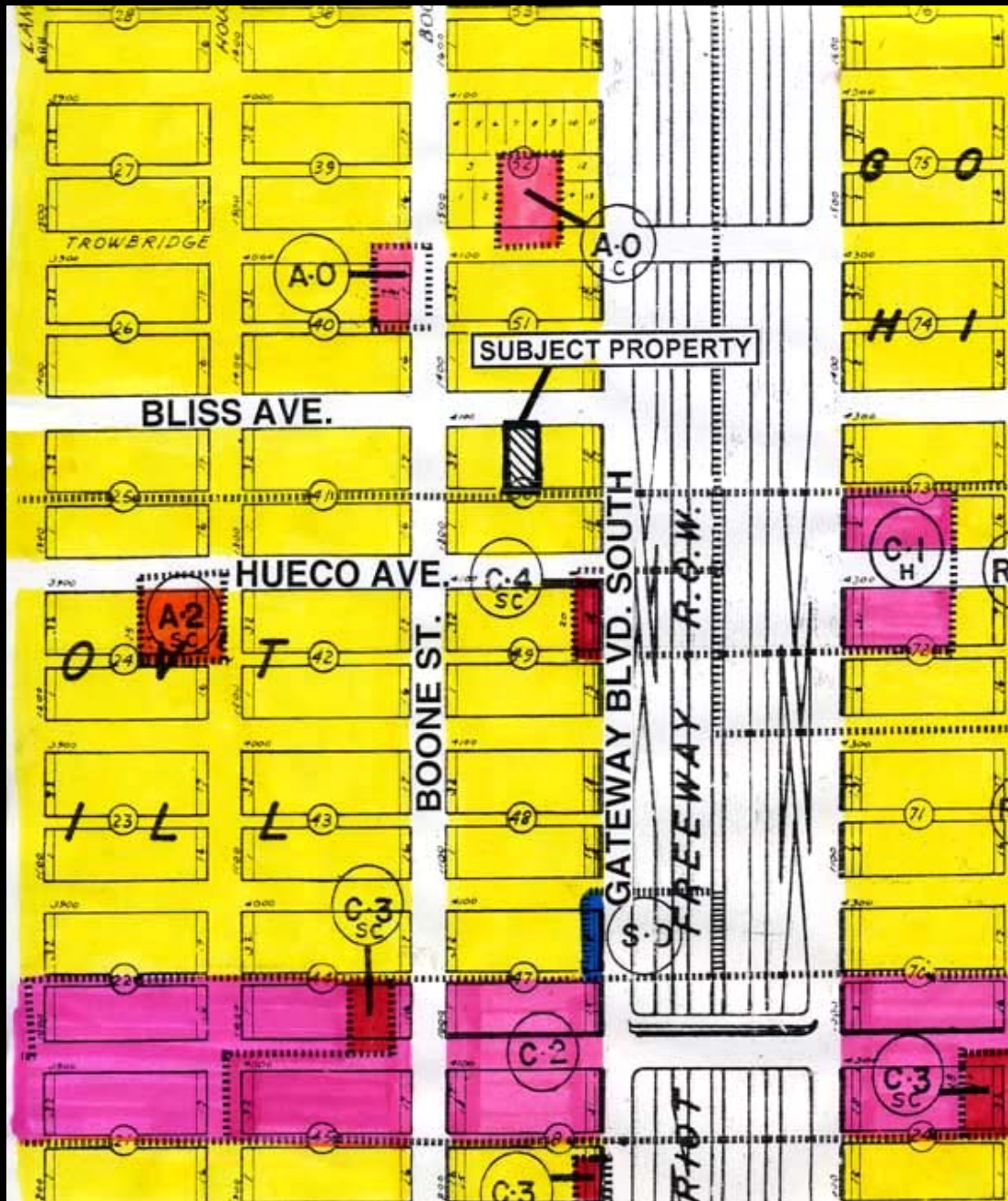


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**CITY OF EL PASO, TEXAS
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT**

MEMORANDUM

DATE: Jun. 4, 2004

TO: Honorable Mayor and City Council
Jim Martinez, Chief Administrative Officer
Patricia D. Adauto, Deputy Chief Administrative Officer

FROM: Kimberly Forsyth, Urban Planner

SUBJECT: **Neighborhood Opposition; Invocation of 211.006(d) Provisions
on CCA 6-8-04, Item 20F**

A proposed request to rezone property has generated sufficient protest in accordance with Texas Statute 211.006(d) to warrant additional study. A petition with 22 signatures in opposition has been received, 13 are from property owners within 200 feet of the area covered by this zoning change request.

An analysis was conducted, using approved Department procedures. The land immediately adjoining the property covered by the rezoning request and extending 200 feet from that area was measured using the Zoning Map of the City of El Paso (Scale: 1"=300').

CASE #:	ZON04-00046
LOCATION:	4114-4116 Bliss
PROPOSED USE:	Duplex and detached apartments
GROSS LAND AREA:	3.80 acres
PROPOSED SITE AREA:	.238 acres
NET ADJOINING AREA:	3.56 acres
20% OF ADJOINING AREA:	.71 acres
OPPOSED ADJOINING AREA:	2.05 acres
PERCENT OF ADJOINING AREA OPPOSED:	57%

Based on this analysis and calculation of the area in opposition this rezoning request **does** require the affirmative vote of at least three-fourths (7) of all members of the City Council.

cc: Lisa A. Elizondo, City Attorney; Theresa Cullen-Garney, Deputy City Attorney; Matt Watson, Asst. City Attorney; George Sarmiento, Planning Director; Rudy Valdez, Chief Urban Planner

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 24, SAVE AND EXCEPT A STRIP OF LAND 1.5 FEET BY 65 FEET OUT OF THE NORTHEASTERLY PORTION OF SAID LOT AND ALL OF LOTS 25 AND 26, BLOCK 50, GOVERNMENT HILL ADDITION, EL PASO, EL PASO COUNTY, TEXAS (4114-4116 BLISS AVENUE) FROM R-4 (RESIDENTIAL) TO A-2 (APARTMENT). THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Lot 24, save and except a strip of land 1.5 Feet by 65 Feet out of the Northeasterly Portion of said Lot and all of Lots 25 and 26, Block 50, Government Hill Addition, El Paso, El Paso County, Texas*, be changed from R-4 (Residential) to A-2 (Apartment), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this **8th** day of **June, 2004**.

THE CITY OF EL PASO

Joe Wardy, Mayor

ATTEST:

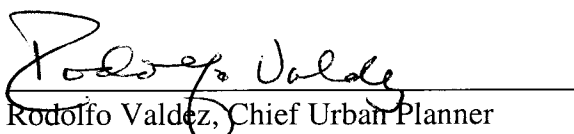
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



Kimberly Forsyth, Urban Planner
Planning, Research & Development

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

5/10/2004

ORDINANCE NO. _____

Zoning Case No. ZON04-00046